MAP - 33-11-21 Am

BOOK 7594 PAGE 574

Mail

THIS INSTRUMENT PREPARED BY:
William P. Jones, Kelly & Jones
629 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER:

**JUDY L. LUDWIG**
**301 Fairbank Street**
**Goodlettsville, TN 37072**

MORTGAGEE:

**DENNIS & BARBARA JOAN RAMSEY**
**256 Bluegrass Drive**
**Hendersonville, TN 37075**

SEND TAX BILLS TO:
**OWNER - JUDY L. LUDWIG**

## QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, I, **FREDERICK CARL LUDWIG**, have this day bargained and sold and by these presents convey and quitclaim unto **JUDY L. LUDWIG** all of my right, title and interest in and to the following described tract or parcel of land situated in **Davidson** County, Tennessee:

**BEING Lot No. 18 on the Plan of Blair Manor of record in Book 3300, Page 32, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:**

**BEGINNING at a point in the easterly margin of Fairbanks Road; thence southeastwardly with a curve, 116.76 feet to a concrete monument; thence continuing with the margin of said Road, 37.4 feet to a concrete monument; thence around a curve northwardly 39.27 feet to a concrete monument in the northwesterly margin of Spero Road; thence with the margin of said Road northeastwardly 241.7 feet to a concrete monument; thence leaving margin of said Road, northwardly 114.19 feet to a point, said point being the common rear of Lots 18 and 19; thence with the common line between said lots southwestwardly 327.47 feet to the point of beginning.**

**BEING the same property conveyed to Frederick Ludwig and Judy L. Ludwig by Installment Deed of record in Book 6906, Page 708, Register's Office of Davidson County, Tennessee.**

**IN WITNESS WHEREOF,** I have hereunto set my hand this 24th day of June, **1988.**

Frederick Carlton Ludwig
**FREDERICK CARL LUDWIG**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State aforesaid, personally appeared

KELLY & JONES
ATTORNEYS AT LAW
HENDERSONVILLE
TENN 37075

**FREDERICK CARL LUDWIG,** with whom I am personally acquainted and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of June, **1988.**

NOTARY PUBLIC

My Commission expires: My Commission Expires MAR. 3, 1992

STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is —0—, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 30th day of June, **1988.**

NOTARY PUBLIC

My Commission expires: 8/13/88

47524

IDENTIFICATION REFERENCE

JUL 8 10 58 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

MORTGAGE TAX 0.70

4.00